

FAIR HOUSING PROJECT

EQUAL ACCESS TO HOUSING OF YOUR CHOICE



WHAT IS FAIR HOUSING?

Fair Housing is the right to choose housing free from unlawful discrimination.

Under the federal Fair Housing Act, it's unlawful for a housing provider to discriminate against anyone due to their race, color, national origin, religion, sex, disability, and familial status (i.e., households with children, households seeking custody or adoption of children, or women who are pregnant).

Illinois fair housing laws provide additional protection against discrimination on the basis of ancestry, age, military or military discharge status, marital status, protective order status, sexual orientation or gender identity, pregnancy, arrest record (i.e., records of arrest that did not lead to a conviction, juvenile records, and sealed/expunged records), and source of income. Local ordinances in your city or county may provide additional protections.

WHO MUST PROVIDE FAIR HOUSING?

- Building owners, landlords, and management companies
- Public housing authorities and government agencies
- Real estate agents and home sellers
- Appraisers, mortgage brokers/companies, banks or other lending institutions
- Insurance companies
- In some circumstances, even neighbors

EXAMPLES OF HOUSING DISCRIMINATION

Housing discrimination can take many forms and it is not always obvious. For example, it may be unlawful where a housing provider:

- Rents only to English speakers
- Advertises in a way that favors one group over another
- Threatens or intimidates or retaliates against you because you complained of housing discrimination
- Refuses to let you build a wheelchair ramp or denies other reasonable accommodations or modifications
- Steers you to a neighborhood where “you would be more comfortable”
- Does not allow support animals or allows only service dogs
- Denies mortgage loans in certain neighborhoods or charges higher rates or fails to provide loan information
- Falsely states the apartment is not available
- Refuses to rent to you believing your children will be too noisy
- Allows harassment of tenants who are transgender or gay
- Refuses to rent to you because of a past arrest record
- Sexually harasses you or evicts you after you complain of sexual harassment
- Tries to evict you because you secured an order of protection as a victim of domestic violence.
- Targets you for a foreclosure rescue scheme because of the color of your skin
- Appraises your home (during a refinance) for less than similar homes near you because of your race

WHO DOES THE PROJECT SERVE?

The Project receives special funding to serve people in Lake, McHenry, Boone, Winnebago, Peoria, and Tazewell Counties; the City of Bloomington and the Town of Normal.

HOW CAN THE PROJECT HELP ME?

1. We may **negotiate** on your behalf with a landlord or other housing provider.
2. We may **investigate** what you think could be housing discrimination through the use of fair housing testing.
3. We may help you **file a complaint** with the U.S. Department of Housing and Urban Development or Illinois Department of Human Rights.
4. We may **represent** you if you file a complaint.



PRAIRIE STATE
LEGAL SERVICES

CONTACT US

If you or someone you know is a victim of housing discrimination, the Fair Housing Project may be able to help.

We will connect you to the Prairie State office that serves the county where you live.



Scan the QR code to visit our fair housing page on our website.

pslegal.org/fairhousing
(855) FHP-PSLS (347-7757)

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We provide free legal help to eligible clients in any language.



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LEGAL SERVICES

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